

Statutory Public Meeting Delegates Response Table

Speaker Number	Name & Organization	Summary of Comments	Region Response
4.2.1	Gracia Janes, Immediate-Past President, Niagara District Council of Women	<ul style="list-style-type: none"> • Why is Niagara going higher than the provincial population allocations? • Natural environment protection is an important issue in Niagara • Why are any urban boundary expansions being proposed? • Why are we not using the intensification rates that were suggested by Niagara Falls planning staff? • What are the costs to society of ongoing environmental degradation? • Position: No urban boundary expansions – protect the natural environment and farmland in Niagara 	<p>Regional Council has directed staff to move forwards with natural environment option 3C. This option which goes beyond the minimum standards of the province is being implemented by the proposed Official Plan.</p> <p>Additional comments were also submitted in writing and several responses have been provided in Appendix # 4.</p>
4.2.2	Durgesh Patel, Resident, City of Niagara Falls	<ul style="list-style-type: none"> • Did not speak. 	
4.2.3	Patrick Maloney, Sullivan Mahoney LLP Re: Natural environment system mapping - Memorial Drive, Welland	<ul style="list-style-type: none"> • Properties are zoned residential • Looking for “relief” from the mapping of environmental features • There is a road “stub” which indicates the City wanted these lands developed for residential uses • Position is that the Region is “down zoning” the lands • Request is that the wetland feature be removed from the NES mapping. 	<p>Staff have been in discussions with the landowner’s environmental consultant.</p> <p>Regional data was provided and Regional staff are awaiting information from the landowner’s consultant.</p>

<p>4.2.4</p>	<p>Patrick Maloney, Sullivan Mahoney LLP, representing Upper Canada Consultants Re: Support of proposed settlement boundary expansions</p>	<ul style="list-style-type: none"> • UCC support urban boundary expansions in the Region • UCC represents at least 14 individual areas • There is a need for urban boundary expansions – if not there will be significant intensification pressure on established neighbourhoods. • Regional staff have made suitable urban boundary expansion recommendations • UCC supports the recommendations made by Regional staff 	<p>Thank you. Comment noted.</p>
<p>4.2.5</p>	<p>Dr. John Bacher, Researcher, Preservation of Agricultural Lands Society</p>	<ul style="list-style-type: none"> • Disagrees with urban boundary expansion proposals • Urban boundary expansions will not have any benefit of meeting core housing need in Niagara Falls • Need intensification along transit corridors (i.e. if there was intensification along McLeod there would be less of a NIMBY issue) • There are amphibians and other sensitive species under threat in the lands proposed for urban boundary expansions. • Do not need employment expansions in Fort Erie – it will be developed as shopping centres • Employment expansions will discourage the redevelopment of brownfield lands because the land is much cheaper 	<p>Several additional comments were submitted in writing and numerous responses has been provided in Appendix # 4.</p>

		<ul style="list-style-type: none"> Request that council reject all urban boundary expansions 	
4.2.6	Sharron Allen Wallace and Yvon Audette, Last Chance Horse and Pony Rescue and Sanctuary	<ul style="list-style-type: none"> Have submitted a package of letters from the public and other groups that support their position Lands should be excluded from any urban boundary expansion. Loss of the program will have an impact on the public and Niagara community Lands are in crystal beach – it is a unique public service 	This parcel of land is no longer recommended for inclusion into the urban area boundary of Crystal Beach, in the recommended June 2022 Niagara Official Plan.
4.2.7	Shari Ruston, Resident, Town of Fort Erie	<ul style="list-style-type: none"> Did not speak. 	
4.2.8	Arne Rungi, Resident, City of Port Colborne	<ul style="list-style-type: none"> Did not speak. 	
4.2.9	Ben Maccarone, Blythwood Homes	<ul style="list-style-type: none"> Did not speak. 	
4.2.10	Rob Mills, Blythwood Homes	<ul style="list-style-type: none"> There is no way for young people to afford a home Homes used to be 2x annual salary – they are now more than 10x annual salary Council should support urban boundary expansions to make housing more affordable Boundary expansions should be in south Niagara (i.e. not on vineyards) Need stacked homes (i.e. townhouse) 	Thank you for the comment.

		<ul style="list-style-type: none"> • Housing prices in Canada are becoming some of the highest in the world 	
4.2.11	<p>Edison Pang on behalf of Nanxi Pang, Resident, City of Niagara Falls, Re: [REDACTED]</p>	<ul style="list-style-type: none"> • Family owns 3 properties along QEW • Requesting additional information on what 'future employment' areas designation means • Opinion is that the land is suitable for commercial and residential uses • Suggestion that lands could be a node for affordable residential use 	<p>The future employment area has been added to the Official Plan to protect lands for employment uses beyond 2051. The overlay has no impact on land use permissions. The goal of the overlay is to allow consideration of the lands in long range planning. There is no need for additional urban land within the City of Niagara Falls at this time. The three properties you have identified [REDACTED] are detached from the existing urban settlement area. These lands cannot be developed for residential or commercial uses until the urban area expands to include them. The Growth Plan does not allow for the creation of new settlement areas and these lands can only be developed if the urban settlement area is expanded to include these lands.</p>
4.2.12	<p>N R Bodimeade, Resident, Town of Pelham</p>	<ul style="list-style-type: none"> • Concerned about the level of urban sprawl proposed in the draft Plan • Natural features can help to mitigate the impacts of climate change • Doesn't want to see any urban sprawl in Niagara Region • Missing middle is the key to addressing housing crisis • We don't need new employment areas – there is a shift to work from home 	<p>Regional Council has directed staff to move forwards with natural environment option 3C. This option which goes beyond the minimum standards of the province is being implemented by the proposed Official Plan.</p> <p>Region staff agree that natural features are an important tool for mitigating the impacts of climate change.</p>

		<ul style="list-style-type: none"> • Ecology needs to be part of the plan • Need to ensure that Niagara is consulting indigenous communities and considering treaty rights 	<p>Additional Comments were also submitted in writing and a response has been provided in Appendix # 4.</p>
4.2.13	<p>Travers Fitzpatrick, on behalf of Seaway Mall/Doral Holdings Limited, Idrakotk Ltd., and 2494551 Ontario Inc.</p>	<ul style="list-style-type: none"> • Raising concern about mapped natural features (SE of Seaway Mall) • The lands are zoned for townhouse and employment use • The ToR for the EIS has been approved • Lands have been disturbed over time • Requests that mapping be deferred until the studies are complete and then the natural features be added back onto the mapping 	<p>Region staff have already visited the site, and have made changes to the proposed mapping to reflect the features that are on the site.</p> <p>It is the opinion of Region staff that it is not appropriate to defer the mapping until the site has been approved. There are policies in the draft plan that allow the refinement of natural features based on site specific policies. Further, if a pre-consultation process has occurred and there ToR for the EIS has been approved – it is likely that the transition policies included in S. 3.1 will apply.</p>
4.2.14	<p>John Bakker, Resident, City of St. Catharines</p>	<ul style="list-style-type: none"> • Did not speak. 	
4.2.15	<p>Jim Harnum, Municipal VU Consulting Inc., On behalf of property owners [REDACTED]</p>	<ul style="list-style-type: none"> • Notes that when Fort Erie did their local study this was identified as the #3 preferred site. • The owner has done a number of technical studies already • The site can be serviced • Environmental impacts can be mitigated • The property could yield 150-200 units 	<p>Last revision of the land needs assessment, allows for these lands to be brought into the urban area. Mapping has been updated to reflect this.</p>

<p>4.2.16</p>	<p>Mary Lou Tanner, NPG Planning Solutions, Re: Nyon Lands, Port Colborne</p>	<ul style="list-style-type: none"> • Nyon lands as Employment lands • Was identified as rural employment lands in the existing official plan • Intended to be used for dry industrial uses (i.e. not serviced) • Facilities that would be located on these lands would not be appropriate to be located in an urban area • RPPA 1-2012 – approved and in-effect • Nyon approval was approved by OMB in July 2013 • Draft OP did not include rural employment lands • The mapping has now been included • Request to support the draft schedule that has been prepared by Regional staff, and incorporate site specific policies for Nyon lands into the OP 	<p>Comments were also submitted in writing and a response has been provided in Appendix # 4.</p>
<p>4.2.17</p>	<p>Tom Richardson, Sullivan Mahoney LLP, Re: [REDACTED]</p>	<ul style="list-style-type: none"> • Appreciates that there has been ongoing discussions with Regional staff on this site • Recommends inclusion of this site into the urban area boundary expansions • Preliminary studies have been completed • Believes additional lands should be added in Fort Erie. 	<p>Last revision of the land needs assessment, allows for these lands to be brought into the urban area. Mapping has been updated to reflect this.</p>
<p>4.2.18</p>	<p>Tom Richardson, Sullivan Mahoney LLP, Smithville</p>	<ul style="list-style-type: none"> • Submission is on behalf on the Township of West Lincoln Council • Studies have been undertaken to support the boundary expansions 	<p>Thank you for the comments.</p>

	<p>Urban Boundary Expansion</p>	<ul style="list-style-type: none"> • Region and NPCA staff have been involved in the project for a number of years. • Response to PALS submission: <ul style="list-style-type: none"> • It is incorrect that no effort was taken to map karst features • Township of WL council supports the recommendation for urban boundary expansions (subject to final refinements as a result of MDS review) 	
<p>4.2.19</p>	<p>Herb Sawatzky, 50by30Niagara</p>	<ul style="list-style-type: none"> • Want to see the Region’s GHG emissions reduced by 50% by 2030, and net-zero emissions by 2050 • Happy to see climate change component to the official plan • Recommend revisions to policy 3.5.1.5 to add ‘local community stakeholders and advocates’ into the consultation process, and commit to developing green development standards rather than exploring options • Recommend revisions to policy 3.5.3.1 b) ii) to change ‘promote opportunities for’ to ‘conduct feasibility studies for’ district, renewable and alternative energy • Recommend adding sub-clause to policy 3.5.3.1 b) ii) to ‘conduct a feasibility study for a district heating and cooling utility company’ 	<p>Policy 3.5.1.5 has been revised to clarify that organized interest groups would be consulted as opportunities for green development standards are explored. The Region has committed to undertake this work in order to develop a recommended approach in consultation with the community.</p> <p>Policy 3.5.3.1 b) ii) has been strengthened by connecting it to the municipal energy plan, which the Region has committed to prepare in Policy 3.5.1.3. The municipal energy plan can look at opportunities for district energy and other forms of renewable energy in Niagara as well as implementing strategies.</p> <p>The municipal energy plan referenced in Policy 3.5.1.3 will be developed in consultation with the community, and the policy has been revised to clarify that organized interest groups would be a part of that consultation process.</p>

		<ul style="list-style-type: none"> • Supports that the Region has started a climate change adaptation plan 	
4.2.20	<p>Glenn E. Barr, Resident, City of St. Catharines Re: Storage of cars in neighbourhoods</p>	<ul style="list-style-type: none"> • Concerned that the draft OP does not provide enough direction on urban design • As municipalities were are not getting better at urban design • Requests: <ul style="list-style-type: none"> • Discourage front yard parking • Encourage rear lanes • In the 1920's only 1 in 5 residents had cars – there are now 10 to 15 times the number of cars on the road, which effects housing affordability and better neighbourhoods • We need to improve the quality of our neighbourhoods and streets 	<p>Comments were also submitted in writing and a response has been provided in Appendix # 4.</p>
4.2.21	<p>Jean Grandoni, Resident, City of Niagara Falls</p>	<ul style="list-style-type: none"> • Concern about proposed urban boundary expansions in the City of Niagara Falls • Two of the proposed expansion areas are large pieces of prime agricultural land • Concern that we are losing foodland • There are areas should have been identified as speciality crop area - The lands are capable of better than average yields • In the NW quadrant – there is a winery in the area – this supports the fact that the lands should be speciality crop 	<p>Comments were also submitted in writing and a response has been provided in Appendix # 4.</p>

		<ul style="list-style-type: none"> • Requesting consideration of all issues that have been outline in the covering letter. 	
4.2.22	<p>Daniel Romanko, Better Neighbourhoods Inc. Re: Policies to improve the built urban form in Niagara</p>	<ul style="list-style-type: none"> • Submission on behalf of firm Better Neighbourhoods • Requests: <ul style="list-style-type: none"> • Mandate fewer parking spots • Eliminate discriminatory language • Eliminate red tape • Prioritize people over cars • Regional roads should not exceed 3 lanes • Mandate the missing middle • Encourage infill and integrated design • Take a conservationist attitude • Dedicated bike lanes • Mandate policies that will improve the built environment 	<p>Comments were also submitted in writing and a response has been provided in Appendix # 4.</p>
4.2.23	<p>Raymond Ziembra, SGL Planning & Design Inc. Re: Smithville settlement area expansion</p>	<ul style="list-style-type: none"> • Thank you to Regional Staff • Supports the urban boundary expansion in Smithville 	<p>Thank you. Comment noted.</p>
4.2.24	<p>Linda Crouch, Port Weller Residents Association Re: Request for an independent land use study of the entire area of Port</p>	<ul style="list-style-type: none"> • Asking for a land needs study and district plan to be completed by the Region for the Port Weller • Residential was there first (1913) • Need separation distances from sensitive uses • Cannabis facilities are an issue (smell in homes) 	<p>Employment area planning was completed in discussions with the City of St. Catharines, and is in alignment with the approval of OPA 26.</p>

	Weller East, St Catharines	<ul style="list-style-type: none"> • Land use study needs to be completed by an independent consultant • Not a good area for industrial – it is too far to attract workers & the lift bridge is an issue. 	
4.2.25	Graham Pett, Resident, Town of Pelham	<ul style="list-style-type: none"> • Several references to East Fonthill Secondary Plan • How much more natural environment should be sacrificed for single detached homes • Pelham – needs to grow-up and not out • Intensification target for Pelham needs to be much higher • Tree preservation plan should be a requirement of every single development application – not optional. Replacement needs to be on a sliding scale • Plant more trees • All wetlands should be “no touch” including for road development • Requests that the OP be evaluated after 3 years 	<p>Thank you for your comments.</p> <p>Tree preservation plans (TPP) may be requested a part of a development application to ensure that all trees to be retained are protected during construction and grading. Further, the TPP inventories the trees on site to inform replanting requirements and general health of the feature in question.</p> <p>We will include additional information on the process and requirement for TPP as part of the updated EIS guidelines.</p> <p>Provincially significant wetlands are an important natural feature and are protected by Provincial and Regional policies. PSW are also a regulated and protected by the conservation authority. In addition we have included a category of ‘other wetlands’ in the proposed official plan to provide additional protection to wetlands in the Region.</p>
4.2.26	Karrie Porter, Resident, City of St. Catharines	<ul style="list-style-type: none"> • The OP should be a critical document in addressing climate change 	<p>Some adjustments have been made to the climate change policies and to highlight transit supportive development benefits.</p>

		<ul style="list-style-type: none"> • 1000's of ha of land was paved over for low density homes in St. Catharines • Intensification needs to be more directly addressed • Affordable housing – policies are weak compared to the policies that York Region has. • Need more purpose built rental • The Region should direct where purpose built rental should be located • The OP needs more on complete streets • There should be more on multi-modal transportation • Pleased with the selection of NES Option 3C. Concern that people do not understand that we need intensification in order to ensure that we can actually protect the natural environment • Climate change and transportation sections need to be strengthened. 	
<p>4.2.27</p>	<p>Patricia McGorman</p>	<ul style="list-style-type: none"> • Concern over the unnecessary destruction of natural resources • Concerns about the losses to the agricultural land base • Niagara is an important part of the Carolinian Life Zone • Prime agricultural lands need to be protected for the long-term 	<p>Regional Council has directed staff to move forwards with natural environment option 3C. This option which goes beyond the minimum standards of the province is being implemented by the proposed Official Plan.</p> <p>Included in the plan are policies for environmental protection and the protection of the agricultural land base in Niagara.</p>

<p>4.2.28</p>	<p>Nick DeFilippis, DeFilippis Design</p>	<ul style="list-style-type: none"> • Submission regarding the rural hamlet of Fulton in West Lincoln • Disagree with what is being proposed and the evaluation process that has been undertaken – believes that there should be an expansion for residential not employment. • Requests re-evaluation of his lands • There is a PSW on the lands that is disagreed with. 	<p>The Region continues to support the expansion of Fulton to the west for rural employment uses. As outlined by the Township of West Lincoln hamlet review, expansion to the east and south is impacted by proximity to livestock operations and natural heritage system.</p>
<p>4.2.29</p>	<p>Brandon and Andrew Ferri, resident, City of Niagara Falls</p>	<ul style="list-style-type: none"> • Submission in regards to 546 Brown Road in Welland • Have submitted a copy of the drainage plan previously submitted to the City of Welland. It deals with all drainage issues so they do not believe it is appropriate to map a portion of the property as non-significant wetland. 	<p>Thank you for your written and verbal submissions.</p> <p>Region planning staff had previously visited the site and refined the extent of the natural features on the property.</p> <p>Based on the submission received Regional staff again visited the site. Based on both the site visits completed, staff are comfortable that the mapping of features on the site is appropriate. Any additional refinement of the natural features would require additional analysis through an application for development or site alteration.</p>
<p>4.2.30</p>	<p>Wally Braun</p>	<ul style="list-style-type: none"> • Would like to second the concerns raised by Dr. Bacher and Ms. Janes • Advocate for green building standard • Need to mandate below ground parking • Need to mandate at least stories above commercial for residential use. 	<p>The Region has made a number of commitments to take action on climate change in the official plan, including, but not limited to, preparing a municipal energy plan (which can look at opportunities for renewable energy) and exploring options</p>

		<ul style="list-style-type: none">• Stressing importance of clean energy	relating to green development standards across the region.
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